



# **THE CHICKEN & RICE GUYS**

Chicken And Rice Guys Expression Of Interest For Powder Magazine  
Authored by Damien Yee on behalf of the Chicken and Rice Guys LLC

774-217-0327

[Damien@cnrguys.com](mailto:Damien@cnrguys.com)

The Chicken and Rice Guys propose to rehabilitate Powder Magazine at Magazine Beach in Cambridge for use as a quick service restaurant. The installation of a quick service restaurant, like the Chicken and Rice Guys would greatly increase the appeal of Magazine Beach as a destination for people as a full day activity, with the beach, swimming pool, and fields already in operation, the only thing missing is a convenient location to get food.

The Chicken and Rice Guys currently operates four food trucks, two restaurants, and multiple indoor popup vending sites. We are one of the premier food truck operators in the Boston area, with a four star rating on Yelp. We have fans who have admitted to driving significant distances to our trucks for a plate of our food. Having a Chicken and Rice Location at Magazine Beach will create a lot of buzz, and will increase attendance of the adjacent recreational facilities for the duration that we would be operating out of the Powder Magazine.

There is also the possibility to rehabilitate the Powder Magazine as a multi-purpose building, and have our truck parked outside to serve customers, who could then go inside Powder Magazine to dine. Since the Powder Magazine would not, in this scenario, be full of kitchen equipment, it could instead house tables for people to dine at. This would leave Powder Magazine with the ability to host different venues beyond just Chicken and Rice Guys, since items inside could be modular or stored away.

The Chicken and Rice Guys has experience in building renovation, with our locations at 85 Bedford Street in Boston, and a complete demolition and build out of 64 Salem Street in Medford. We can use the entirety of the physical building for cooking and vending operations, as well as some of the surrounding area for dining areas with the installation of tables, picnic tables, or any other variety of seating arrangements. The Chicken and Rice Guys is capable of management of the entirety of the rehabilitation of Powder Magazine, as well as the upkeep during operations as a quick service restaurant.

From a food service operator perspective, some obstacles we foresee include: getting Powder Magazine up to health code and building code standards to be able to cook and serve food, considering the age of the building, and materials used in its construction. Given the information in the Request for Expressions of Interest, we do not foresee any other major obstacles.

The Chicken and Rice Guys propose a 5-year lease for the Powder Magazine for use as a quick service restaurant, with the option to renew the lease at the end of the initial 5-year term. Given the materials of the building and lack of insulation, the location would most likely only be a three season operation.

In terms of financing, the majority of the money to rehabilitate the Powder Magazine would come directly from the Chicken and Rice Guys. We would also seek out grants from local, state, and federal sources to assist in the rehabilitation, and upkeep of the building.